

## Catherine Dorau

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**From:** Porcello, Gregory <Gregory.Porcello@kaman.com>  
**Sent:** Thursday, December 28, 2017 12:30 PM  
**To:** Catherine Dorau  
**Cc:** 'williamchall@comcast.net'; 'jedmd11@gmail.com'; Todd Dumais; Brittany Bermingham; Kimberly Boneham; Garmon Newsom; Mark McGovern; 'g.porcello@comcast.net'; dmerriam@rc.com; Robin Messier Pearson (rpearson@alterpearson.com); Michael S. Klein  
**Subject:** RE: Savin 12.27.17 update\_ comments 12.28.17

Thanks Catherine,

I appreciate your explanation. I am in agreement with your comments as this was my original understanding.

I am only at odds with the "assumed" wording used by Mr. Klein.

If my property was surveyed and re-classified as not wetlands, then the watercourse / stream would delineate a new 150 URA.

The "new" demarcation would be significantly closer to my property line with less of the 150 URA on 54 Sunset Farms. Mr. Klein's comment omits the potential fact that the septic and grading would / might fall within 150 feet of a watercourse. Someone reading the letter and viewing the documents without specific knowledge of the stream would miss this fact.

Again: thanks and have safe and Happy New Year.

Thanks,  
**Gregory Porcello**

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**From:** Catherine Dorau [mailto:cdorau@WestHartfordCT.gov]  
**Sent:** Thursday, December 28, 2017 12:03 PM  
**To:** Porcello, Gregory  
**Cc:** 'williamchall@comcast.net'; 'jedmd11@gmail.com'; Todd Dumais; Brittany Bermingham; Kimberly Boneham; Garmon Newsom; Mark McGovern; 'g.porcello@comcast.net'; dmerriam@rc.com; Robin Messier Pearson (rpearson@alterpearson.com); Michael S. Klein  
**Subject:** RE: Savin 12.27.17 update\_ comments 12.28.17

Hello Gregory,  
I will forward your comments to the applicant for their comments.

Attached is a copy of the approved (11.6.17) wetland map amendment for both 54 and 60 Sunset Farm Road. The yellow area encompasses the watercourse and the delineated wetlands along with the 150 ft. upland review area for both properties. Our Wetland Regulations require the 150' upland review area to be designated from wetland 'soils' or a 'watercourse'. Because 65 and 67 Mountain Terrace Road was not party to the wetland map amendment the applicant took the conservative position when drawing the 150 ft. upland review area (URA) from the property line along 65 and 67 Sunset Farm Road. The fact that there currently is a watercourse located on 65 and 67 would not move the 150 ft. URA any further into the lot on 54 Sunset Farm Road. I hope this helps clarify some of your concerns.

Please let me know if you have any other concerns.  
Best Regards,

Catherine Dorau

Associate Planner  
Town of West Hartford  
Department of Community Development: Planning and Zoning Division  
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**From:** Porcello, Gregory [<mailto:Gregory.Porcello@kaman.com>]  
**Sent:** Thursday, December 28, 2017 10:51 AM  
**To:** Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>  
**Cc:** 'williamchall@comcast.net' <[williamchall@comcast.net](mailto:williamchall@comcast.net)>; 'jedmd11@gmail.com' <[jedmd11@gmail.com](mailto:jedmd11@gmail.com)>; Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>; Brittany Bermingham <[Brittany.Bermingham@WestHartfordCT.gov](mailto:Brittany.Bermingham@WestHartfordCT.gov)>; Kimberly Boneham <[KimberlyB@WestHartfordCT.gov](mailto:KimberlyB@WestHartfordCT.gov)>; Garmon Newsom <[Garmon.Newsom@WestHartfordCT.gov](mailto:Garmon.Newsom@WestHartfordCT.gov)>; Mark McGovern <[Mark.McGovern@WestHartfordCT.gov](mailto:Mark.McGovern@WestHartfordCT.gov)>; 'g.porcello@comcast.net' <[g.porcello@comcast.net](mailto:g.porcello@comcast.net)>; [dmerriam@rc.com](mailto:dmerriam@rc.com)  
**Subject:** RE: Savin 12.27.17 update

Hello Catherine,

Thank you again for keeping us up to date.

I found one questionable statement on the "Savin 12.27.17 no impact letter.pdf" that I will officially comment on as the adjacent property owner.

In the pdf file, Mr. Klein states on page 3:

However, the proposed grading and septic system lie with the assumed 150' URA associated with the lots along the east and south side of Mountain Terrace Road.

Problem: All the development maps of the 54 Sunset Farms property detail the "assumed" 150 ft URA demarcation from the 67 Mountain Terrace Road property line but fail to denote the 150' URA from the WATERCOURSE as it continues from 60 Sunset Farms onto 65 then onto 67 Mountain Terrace Road.

It is my contention that some of the grading and possibly some of septic system lie within this undisputed 150 foot URA from the watercourse.

During the November 2017 meeting, Mr Klein called into question the wetlands classification of 67 Mountain Terrace Road and continues to do so in this "no impact letter."

As of today, no interested party to the 54 Sunset Farms property development has contacted my wife or myself or our lawyer to conduct a wetlands survey nor to survey of the exact stream location on 67 Mountain Terrace Rd to develop an alternate / undisputed 150 foot URA.

I further contend that the wording in the highlighted statement of the no impact letter will accidentally call into question the entire 150 foot URA classification as drawn on the various maps.

Thanks,  
**Gregory Porcello**

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**From:** Catherine Dorau [<mailto:cdorau@WestHartfordCT.gov>]  
**Sent:** Thursday, December 28, 2017 7:53 AM  
**To:** Porcello, Gregory  
**Cc:** 'williamchall@comcast.net'; 'jedmd11@gmail.com'; Todd Dumais; Brittany Bermingham; Kimberly Boneham; Garmon Newsom; Mark McGovern; 'g.porcello@comcast.net'; [dmerriam@rc.com](mailto:dmerriam@rc.com)  
**Subject:** FW: Savin 12.27.17 update

Good Morning,

Please see the email below and the attached report. These will be included this morning in the information on the web site (TPZ/IWWA agenda).

Regards,

Catherine Dorau

Associate Planner

Town of West Hartford

Department of Community Development: Planning and Zoning Division

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**From:** Michael S. Klein [<mailto:michael@davisonenvironmental.com>]

**Sent:** Wednesday, December 27, 2017 3:48 PM

**To:** 'Robert Savin' <[rsavin@savinbrands.com](mailto:rsavin@savinbrands.com)>; Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>; [tdumais@WestHartfordCT.gov](mailto:tdumais@WestHartfordCT.gov); 'Robin Pearson' <[rpearson@alterpearson.com](mailto:rpearson@alterpearson.com)>; 'Dave Battista' <[battista@lenard-eng.com](mailto:battista@lenard-eng.com)>; 'James Cowen' <[jim@davisonenvironmental.com](mailto:jim@davisonenvironmental.com)>; [bill@sunlightconstruction.com](mailto:bill@sunlightconstruction.com)

**Subject:** Savin 12.27.17 update

Robert and I met with Catherine Dorau and Chuck Guarino earlier this afternoon to discuss Todd's 12.26.17 comments. Per the numbering in that comment letter, we agreed as follows:

1. Davison Environmental (Klein) to provide more information at the hearing with respect to condition of existing woody vegetation along eastern and northern property lines.
2. DE to update planting sketch with additional and larger woody plantings in the URA to the extent possible.
3. LEI to provide additional written construction sequence addressing E&S controls, import/export of fill, access areas and re-stabilization for the pool area.
4. DE to update report.

We agreed that 2, 3, and 4 would be supplemental submittals not requiring a new full plan set; to be added to plans as a condition of approval if Commission requires and approves. To that end, our updated report and sketch planting plan are attached.

Michael S. Klein, PWS

Principal

Environmental Planning Services/Davison Environmental

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**PLEASE NOTE THAT ENVIRONMENTAL PLANNING SERVICES IS NOW OWNED AND OPERATED BY DAVISON ENVIRONMENTAL, LLC. I WILL REMAIN ACTIVE IN THE BUSINESS AT LEAST THROUGH 2021. YOU MAY CONTACT ME AS BEFORE, BUT I AM BEGINNING THE TRANSITION TO A NEW EMAIL ACCOUNT, [michael@davisonenvironmental.com](mailto:michael@davisonenvironmental.com). THE [michael.klein@epsct.com](mailto:michael.klein@epsct.com) ADDRESS WILL REMAIN ACTIVE THROUGH THE END OF 2017. BILLING AND OTHER ADMINISTRATIVE MATTERS WILL BE HANDLED THROUGH OUR CHESTER, CT OFFICE, 10 MAPLE STREET, CHESTER 06412. THANK YOU FOR YOUR PATIENCE DURING THIS TRANSITION.**

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